

**CITY OF VERGENNES
PLANNING COMMISSION MINUTES
REGULAR MEETING
MONDAY, FEBRUARY 16, 2015**

Members Present: Shannon Haggett-Chair, John Coburn, Morgan Kittredge,
Tim Cook, Jason Farrell, Cheryl Brinkman

Members Absent: Mike Winslow-Vice Chair, Rebecca Rey

Also Present: Mel Hawley, Zoning Administrator, Barbara Bosworth, Tim Bosworth

Shannon Haggett called the regular meeting to order at 6:00 p.m. Shannon introduced Barbara and Tim Bosworth. Barbara is a graduate student in Historic Preservation at UVM and attended the meeting to observe the process of the Planning Commission discussing regulations for the Historic Neighborhood District.

The minutes to the regular meeting and annual meeting of January 19, 2015 were reviewed. Cheryl moved to approve the minutes. The motion was seconded by Morgan with all voting in favor except for John abstaining as he was not present at the January meeting.

The Planning Commission continued its discussion on proposed updates to the Zoning and Subdivision Regulations. The discussion focused on the Northern Gateway District and Section 1613.E covering specific standards. The group reviewed language that Morgan drafted for the section. During the January meeting several members questioned if all types of development ought to be required to meet all fifteen specific standards. It was generally agreed that all development should meet most standards in the section, but that meeting all fifteen might be burdensome and counterproductive to the intent of the Municipal Development Plan and overall purpose of the District.

The Planning Commission held a lengthy discussion on the section with a goal of providing clarity for the intent of the plan. The found it difficult to reach consensus on which specific standards should be met by all development and which standards should be met by new development only. Mel described the existing parcels in the District and Jason recounted the types of applications that had been submitted to the Development Review Board over the past several years. Jason then suggested that the group look at each standard and collectively decide if the standard would be applicable to all development or just new development. Ultimately the group decided standard #9 “New development and redevelopment shall implement continuous sidewalk systems that connect to existing routes or establish new sections for pedestrian circulation.” be removed. It was decided that requiring property owners to build new sidewalks in the District would be onerous and would discourage development.

The Development Review Board had a Special Meeting scheduled for 7:00 p.m. and the rest of the Planning Commission’s agenda was deferred until the next meeting scheduled for March 16, 2015.

The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Mel Hawley, Clerk